

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-09

DATE OF MEETING: October 10th 2017

BUDGET IMPACT:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2017-10 Laurel Run (Tuscany Palms)
C-G, R-A, and R-21 to R-10, R-21, and R-A, Water and Sewer, ~3.9 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~3.9 acre set of properties from C-G (General Commercial) and R-A (Residential Agriculture), and R-21 (Medium Density Residential) to R-10 (Suburban Density Residential), R-21, and R-A zoning. The main motivations for the request are to allow for the subject properties to be developed residentially and for a proposed 20' strip of property along the northern border to maintain its current R-A zoning. The main factors in determining whether a property will seek R-21 or R-10 residential zoning are its overall size and how much of the property is needed to be rezoned. Specifically, the current rezoning plans are to rezone lots 40, 44, 46, 72, and 73 to R-21; lots 41, 42, 43, and 45 to R-10; and leave a 20' strip on the northern boundary of Lots 42, 43, and 44 zoned R-A. For reference, multiple surveys and a comparison chart of the R-A, R-21, and R-10 zoning districts and most of their allowable uses have been attached. The subject properties possess road frontage on Loch Laurel, Naples, and Maluda. Loch Laurel Road is classified as a County maintained major collector. Naples Lane is classified as a County maintained local road. Maluda Road is classified as a privately maintained local road. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Neighborhood Activity Center Character Area and is also within the Urban Service Area. Per Comprehensive Plan guidance R-10 & R-21 zoning are not listed as permitted zonings within a Neighborhood Activity Center Area. The following factors should be considered in this case: the original intent for the commercial zoning (Neighborhood Club House, Pool, and Recreation Area)(LO-99-46), other history of the subject property (Originally an Auto Auction Business, Later Sold and Developed Residentially, Changes in Ownership, County Partnerships with Utilities and the Current Property Owners, etc.), dealing with the lot sizes and the current zoning pattern (R-10 vs. R-21), the fact that the subject properties are within the Valdosta Regional Airport (VLD) Overlay, and the properties depiction as a Neighborhood Activity Center on the current Character Area Map (Likely due to the existing commercial zoning).

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	

Other Comments with (Source)	Planning found this request inconsistent with the Character Area Map but overall consistent with the Goals and Policies of the Comprehensive Plan.
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At the September regular GLPC meeting no one spoke for or against the request. Ultimately, the GLPC recommended for approval of the request by an 8-0 vote.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: GLPC: Approval
TRC: Approval

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Molly Stevenson
Sharon Griffith
VALOR



County Manager

Action by the Board: _____